

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>03-009</u>	<u>JORGE AGET & CLEMENCIA FERRO</u>
<u>03-047</u>	<u>OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT</u>
<u>03-100</u>	<u>LAZARA SANTANA PIMENTEL</u>
<u>03-112</u>	<u>OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT</u>
<u>03-170</u>	<u>MICHAEL RODRIGUEZ REEDMAN</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/9/03 TO THIS DATE:

HEARING NO. 03-7-CZ10-3 (03-9)

53/54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: JORGE AGET & CLEMENCIA FERRO

The applicant is requesting approval to permit a detached gazebo/bar structure setback 2.5' from the interior side (east) property line and setback 2.5' from the rear (south) property line. (The underlying zoning district regulation requires 5' for each).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(15) (Ordinance #03-91) (alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Gazebo As-Built for Mr. & Mrs. Jorge C. Aget, Clemencia Ferro," as prepared by Orlando M. Fortun, consisting of 1 sheet and dated 4-24-02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 16, SHOMA HOMES AT TAMIAMI IV, Plat book 148, Page 91.

LOCATION: 13000 N.W. 9 Lane, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X 94.5'

PRESENT ZONING: RU-1Z (Single Family Zero Lot Line)

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT

BU-2 & RU-2 to RU-4M

Plans are on file and may be examined in the Zoning Department entitled "Senator Apartments – Concept Design," as prepared by R. J. Heisenbottle, Architects, P. A., dated 3/10/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 2, 3, 4 & 26, Block 1 of OLYMPIC HEIGHTS, Plat book 10, Page 2, lying in the SE ¼ of Section 16, Township 54 South, Range 40 East. LESS: All that portion of said Lots 1, 2, 3 & 4, Block 1 of OLYMPIC HEIGHTS, being more particularly described as follows:

Commence at the Southwest corner of the SE ¼ of said Section 16; thence run N88°9'2"E, along the south line of the SE ¼ of said Section 16, for a distance of 1,005.18' to a point; thence run N1°50'58"W, for a distance of 75.88' to a Point of curvature of a circular curve concave to the Northeast having a radius of 25', said point being on the west line of said Lot 1 and is the Point of beginning of the parcel of land hereinafter to be described; thence run SW/ly, S/ly SE/ly, E/ly and NE/ly along the arc of said circular curve through a central angle of 92°1'32" for a distance of 40.15' to the Point of tangency and a point on the north line of the south 50' of the SE ¼ of said Section 16; thence run N88°9'2"E, along said north line of the south 50' of the SE ¼ of said Section 16, for a distance of 186.9' to a point on the east line of said Lot 4; thence run S0°15'36"W, along the east line of said Lot 4, for a distance of 25.02' to a point on the south line of said Lot 4; thence run S88°9'2"W, along the south line of said Lots 4, 3, 2 & 1, for a distance of 186.94' to the Point of curvature of a circular curve concave to the Northeast and having a radius of 25'; thence run SW/ly, W/ly, NW/ly, N/ly & NE/ly along the arc of said circular curve through a central angle of 92°1'32" for a distance of 40.15' to a Point of tangency and a point on the west line of Lot 1; thence run N0°10'34"E, along said west line of Lot 1, for a distance of 25.02' to the Point of beginning. TOGETHER WITH: Lot 5, Block 1 of OLYMPIC HEIGHTS, Plat book 10, Page 2, lying in the SE ¼ of Section 16, Township 54 South, Range 40 East. LESS: All that portion of said Lot 5, Block 1 of OLYMPIC HEIGHTS, being more particularly described as follows:

Commence at the Southwest corner of the SE ¼ of said Section 16; thence run N88°9'2"E, along the south line of the SE ¼ of said Section 16, for a distance of 1,216.22' to a point; thence run N1°50'58"W, for a distance of 50' to the Point of intersection of the west line of said Lot 5, with the north line of the south 50' of the SE ¼ of said Section 16 and the Point of beginning of the parcel of land hereinafter to be described; thence run N88°9'2"E, along the north line of and south 50' of the SE ¼ of Section 16, for a distance of 38.89' to a Point of curvature of a circular curve concave to the Northwest, having a radius of 25'; thence run NE/ly along the arc of said circular curve through a central angle of 87°53'26" for an arc distance of 38.25' to the Point of tangency and a point on the east line of said Lot 5; thence run S0°15'36"W, along said east line of Lot 5, for a distance of 25.02' to the Point of curvature of a circular curve concave to the Northwest, having a radius of 25'; thence run SW/ly along the arc of said circular curve, through a central angle of 87°53'26" for an arc distance of 38.35' to a Point of tangency and a point on the south line of said Lot 5; thence run S88°9'2"W, along said south line, for a distance of 38.89' to the Southwest corner of Lot 5 of OLYMPIC HEIGHTS; thence run N0°15'36"E, along the west line of said Lot 5, for a distance of 25.02' to the Point of beginning.

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HEARING NO. 03-10-CZ10-1 (03-47)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT PAGE TWO

LOCATION: The Northwest corner of S.W. 40 Street & S.W. 89 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.6584 Acre

BU-2 (Business – Special)

RU-2 (Two Family Residential)

RU-4M (Modified Apartment House 35.9 units/net acre)

HEARING NO. 03-10-CZ10-2 (03-100)

2-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: LAZARA SANTANA PIMENTEL

Applicant is requesting approval to permit a covered terrace addition to a zero lot line residence setback 8.8' from the interior side (south) property line. (The underlying zoning district regulation requires a setback of 10').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) (Ordinance #03-91) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Jose L. Sanfiel and dated 3-13-03. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 3, SUPERIOR HOMES, SECTION 2, Plat book 121, Page 78.

LOCATION: 274 N.W. 134 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4,500 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT

GU to RU-4L

Plans are on file and may be examined in the Zoning Department entitled "Tamiami Trail Site Concept Design," as prepared by R. J. Heisenbottle, Architects, P. A., dated 2/3/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of said Section 2; thence N1°29'52"W along the east line of said SE $\frac{1}{4}$, a distance of 859.9'; thence S87°43'55"W, a distance of 40' to the intersection with the W/ly right-of-way line of S.W. 127th Avenue (as per Official Records Book 14976, Page 2758), being the Point of beginning of the hereafter described parcel of land; thence continue S87°43'55"W, along the south line of the NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$ of said Section 2, a distance of 622.78' to the intersection with the west line of said NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$; thence N1°27'37"W, along said west line of said NE $\frac{1}{4}$, SE $\frac{1}{4}$, SE $\frac{1}{4}$, a distance of 168.35' to the intersection with the S/ly right-of-way line of S.W. 8th Street; (S.R. 90, also U.S. 41 Tamiami Trail); thence N89°43'30"E along said S/ly right-of-way line of S.W. 8th Street, a distance of 598.29' to the Point of tangency of a curve to the right having as its elements a central angle of 88°46'38", a radius of 25' a chord distance of 34.98', and a chord bearing of S45°53'11"E; thence SE/ly along the arc of said curve to the right a distance of 38.74' to the Point of tangency in the intersection with the W/ly right-of-way line of said S.W. 127th Avenue; thence S1°29'52"E, along said W/ly right-of-way line a distance of 122.21' to the Point of beginning.

LOCATION: The Southwest corner of S.W. 8 Street & S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.36 Acres

GU (Interim)

RU-4L (Limited Apartment House 23 units/net acre)

HEARING NO. 03-170

16-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: MICHAEL RODRIGUEZ REEDMAN

GU to RU-1M(b)

SUBJECT PROPERTY: The west 200' of the east 440' of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the south 35' thereof, in Section 16, Township 54 South, Range 39 East.

LOCATION: Lying approximately 240' west of S.W. 147 Avenue & north of theoretical S.W. 34 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.4 Acres

GU (Interim)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)